



- LEASE IN EXCESS OF 170 YEARS
- NO CHAIN
- NO THROUGH ROAD
- MINUTES FROM STATION

31 Bawtree Road, North Uxbridge, UB8 1PT

Asking Price Of £250,000

Andrews Residential are delighted to offer to the market this spacious one bedroom first floor maisonette situated in a premier road. Benefits include long lease, no onward chain and parking. Situated in a prime North Uxbridge location only minutes from the station and High street.



Property Description

THE LOCATION

Bawtree Road is a hugely popular no through road within easy reach of Uxbridge town centre, with its vast array of shopping, leisure and transport facilities including Metropolitan/Picadilly line station. For the motorist the A40/M40 is a short drive with its easy access into London. Also, close by are Uxbridge College and Hillingdon Fitness & Leisure Centre with an Olympic size pool.

THE PROPERTY

Entrance hall leading to stairs to first floor with doors to the bathroom, L shape lounge, separate kitchen and bedroom. The property is offered to the market in good condition throughout and would ideally suite and investment or first time buyer. Benefits include UPVC double glazing and electric heating.

OUTSIDE

There are well-kept communal grounds and a parking area with bay permit parking with further on road parking.

DETAILS OF SALE

The vendor informs us the below information is correct but please check with your conveyancing solicitor

Leasehold

Lease circa 173 years

Ground rent and charges are circa £566 twice per annum

No chain

Hillingdon Borough

Sole agents





Bawtree Road

Approximate Gross Internal Floor Area = 45.9 sq m / 495 sq ft

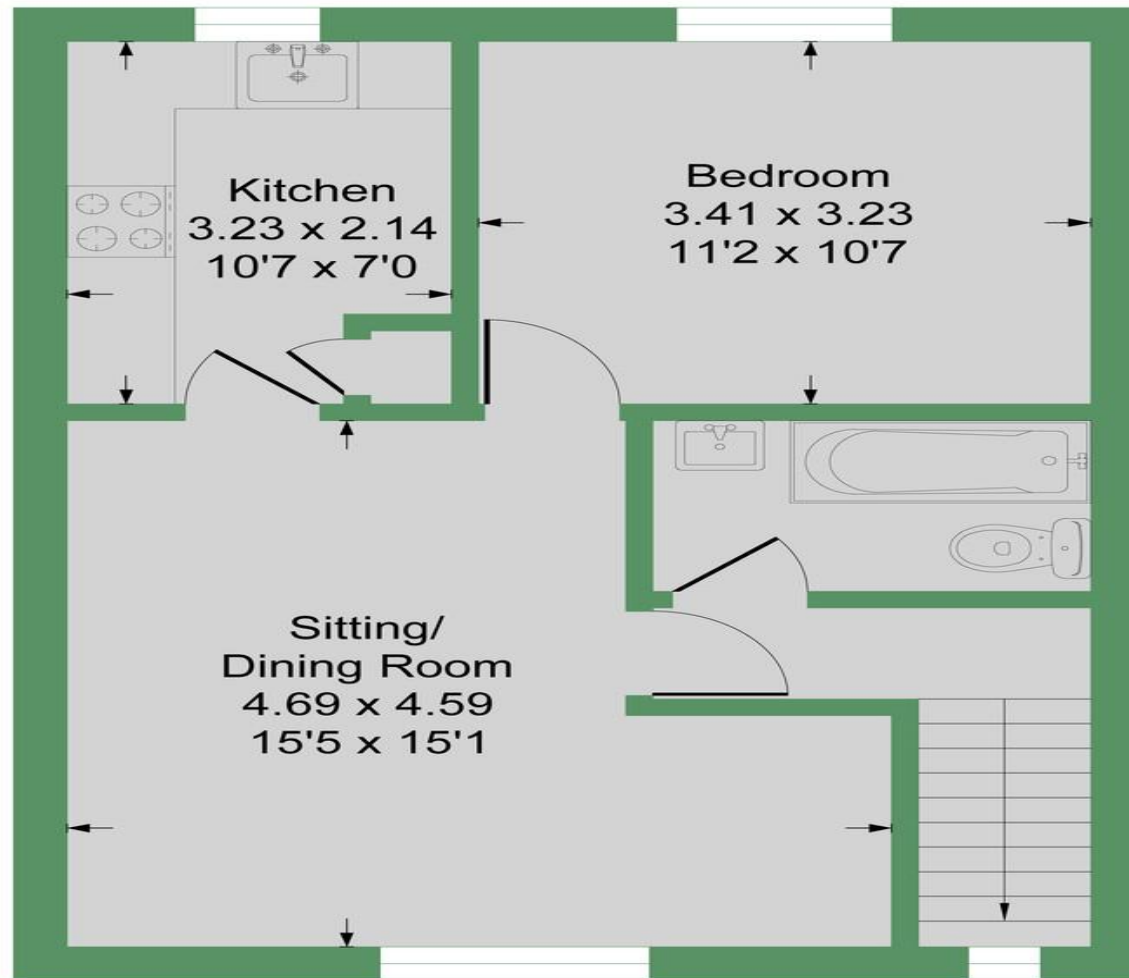


Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office
11 Crescent Parade
Hillingdon
UB10 0LG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
Uxbridge office 01895 707777
info@andrewsresidential.co.uk
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcdedix Limited, a limited company incorporated in England and Wales under registration number 10898495